



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00004
Application Type: Rezoning & Detailed Site Plan Review
CPC Hearing Date: September 11, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 2418 Montana Avenue
Legal Description: West 5' of Lot 5, all of Lot 6 and the east 13' of Lot 7, Block 89, Bassett Addition, City of El Paso, El Paso County, Texas
Acreage: 0.1185 acres
Rep District: 8
Current Zoning: A-2 (Apartment)
Existing Use: Single family dwelling
C/SC/SP/ZBA/LNC: N/A
Request: From A-2 (Apartment) to S-D (Special Development)
Proposed Use: Law Office
Property Owner: AIC Global, LLC
Representative: Georges Halloul

SURROUNDING ZONING AND LAND USE

North: A-2 (Apartment) / Single family dwellings
South: C-4 (Commercial) / Commercial
East: S-D (Special Development) / Office
West: S-D (Special Development) / Office

PLAN EL PASO DESIGNATION: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Mary Webb Park (4,955 feet)

NEAREST SCHOOL: Moreno Annex Elementary School (2,494 feet)

NEIGHBORHOOD ASSOCIATIONS

Five Points Development Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 19, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

CASE HISTORY

Shared parking agreement BSHP14-00003 was approved July 18, 2014 between the subject property and the properties located at 2405 and 2407 E. Yandell. The properties on Yandell have seven spaces in excess of their needs; the subject property will share four of those excess spaces.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from A-2 (Apartment) to S-D (Special Development), as well as a detailed site development plan review. The A-2 (Apartment) zoning district does not allow a law office by right, but could be permitted with the approval of a special permit for such use. The subject property is currently occupied by a single family home. The site plan shows a 1,102 sq. ft. primary structure proposed to be used as a law office. A 296 sq. ft. accessory storage structure exists in the rear yard. The property requires 3 parking spaces and provides 1 on-site ADA accessible parking space and three bicycle parking spaces. An additional four shared parking spaces are accessible within 150' of the subject property. Access is provided from Montana Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-2 (Apartment) to S-D (Special Development) and acceptance of the detailed site development plan.

The recommendation is based on the compatibility with the surrounding zoning districts and is compliant with the G-2 Traditional Neighborhood (Walkable) growth sector designation for the Central Planning Area. The subject property is situated between two S-D (Special-Development) zoned properties and in close proximity to several others. This segment of Montana Avenue has steadily transitioned into an office and light commercial corridor. The proposed rezoning is in keeping with this trend.

Plan El Paso-Future Land Use Map Designation

All applications for a rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

No objections. A TIA is not required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Building Development & Permitting

Recommend approval. The proposed change of occupancy will require submittal of building plans to determine compliance with current building, ADA, and municipal codes.

City Development Department – Landscape Review

Recommend approval.

City Development Department - Land Development

No objection.

El Paso Fire Department

The fire dept. has no objections to the rezoning case.

El Paso Water Utilities

El Paso Water Utilities (EPWU) does not object to this request.

Water:

1. There is an existing 6-inch diameter water main that extends along the alley between Montana Ave and Yandell Dr. located 5 feet north of alley centerline. This main is available for service.

2. Previous water pressure readings from fire hydrant #1646 on the northern portion of the street fronting the subject property have yielded a static pressure of 92 pounds per square inch, a residual pressure of 88 pounds per square inch and a discharge of 1126 gallons per minute.
3. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
4. EPWU records indicate one active ¾-inch water service connection serving the subject property. The address for this service is 2418 Montana Ave.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Montana Ave. and Yandell Dr. located along the alley centerline. This main is available for service.

General:

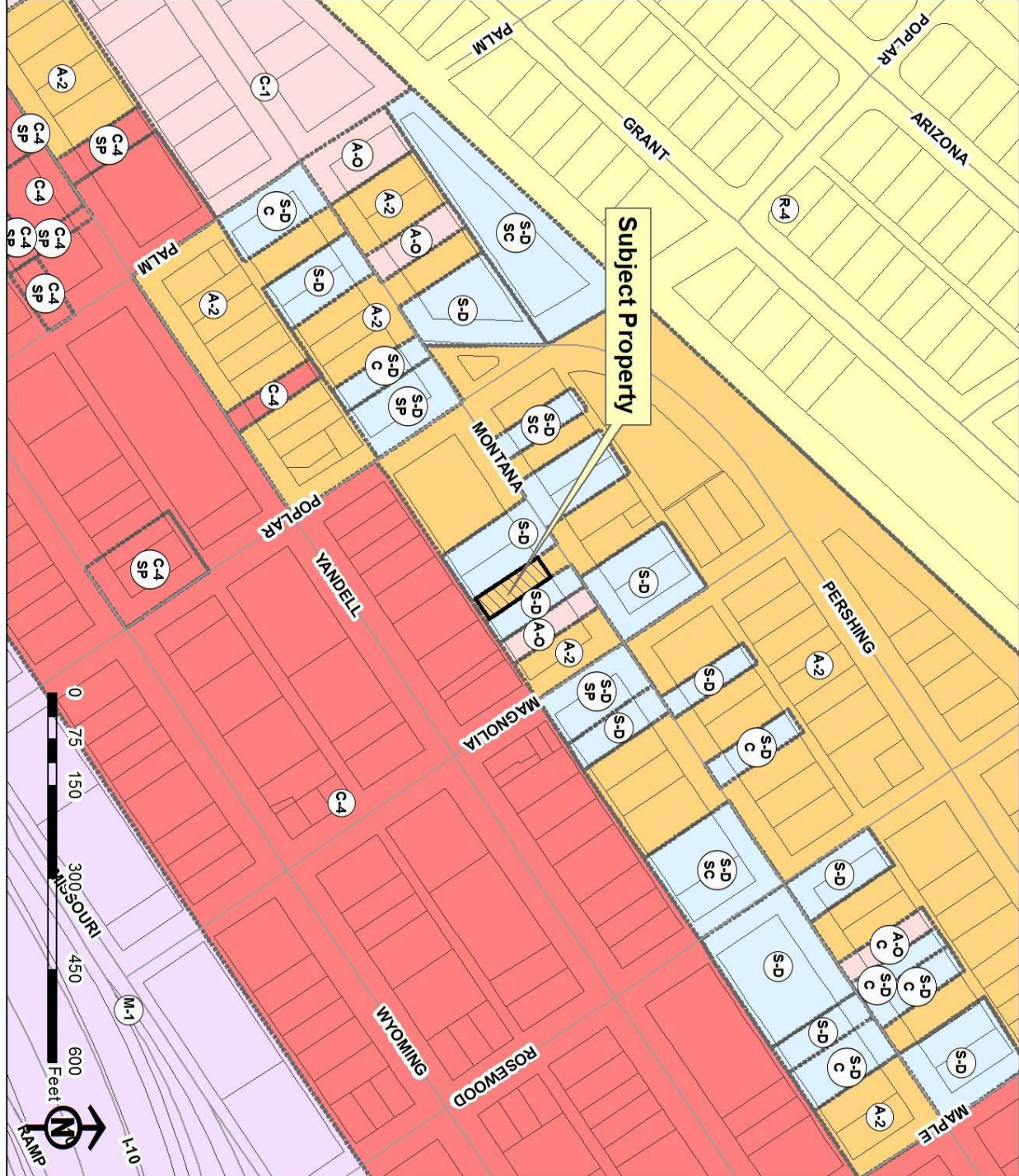
EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

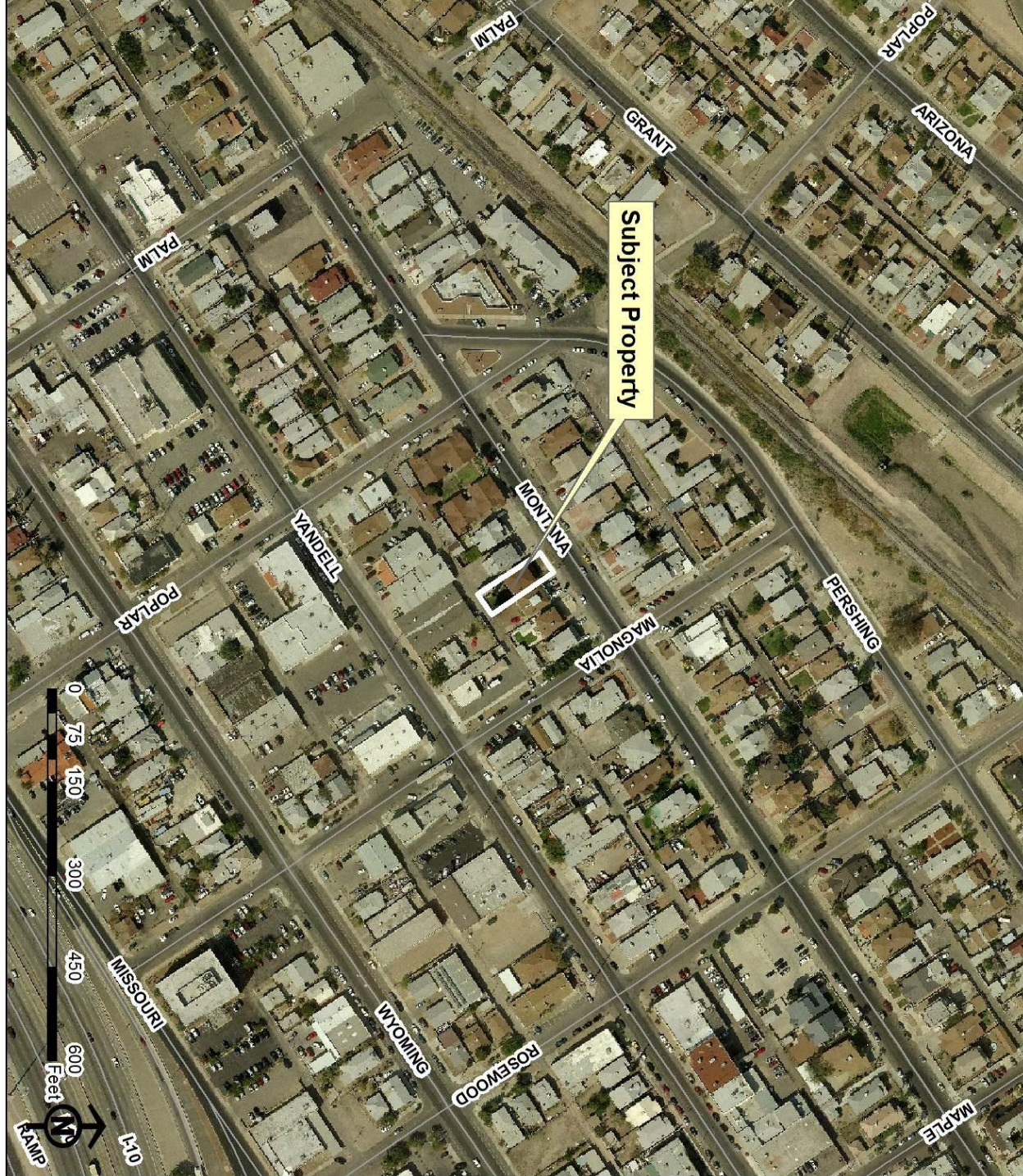
- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

